

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Waterbury

State: CT

PJ's Total HOME Allocation Received: \$15,705,010

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State: 6			
% of Funds Committed	89.91 %	91.82 %	4	90.66 %	43	46	
% of Funds Disbursed	70.81 %	79.33 %	6	81.06 %	14	10	
Leveraging Ratio for Rental Activities	1.39	4.63	6	4.62	27	21	
% of Completed Rental Disbursements to All Rental Commitments***	82.09 %	89.16 %	5	81.27 %	23	26	
% of Completed CHDO Disbursements to All CHDO Reservations***	53.85 %	71.02 %	6	68.23 %	24	23	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	80.41 %	66.32 %	5	79.86 %	38	38	
% of 0-30% AMI Renters to All Renters***	51.38 %	39.68 %	3	44.82 %	60	64	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	85.02 %	75.81 %	5	94.65 %	11	10	
Overall Ranking:			In State:	5 / 6	Nationally:	26 23	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$11,194	\$16,123		\$25,419	434 Units	60.30 %	
Homebuyer Unit	\$46,307	\$18,409		\$14,530	36 Units	5.00 %	
Homeowner-Rehab Unit	\$19,373	\$19,335		\$20,251	156 Units	21.70 %	
TBRA Unit	\$765	\$5,048		\$3,156	94 Units	13.10 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Waterbury CT

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$24,157	\$44,793	\$19,814
State:*	\$101,028	\$98,014	\$33,261
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.09

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	36.8	9.5	66.4	11.7
Black/African American:	18.5	57.1	18.4	36.2
Asian:	0.3	0.0	0.0	0.0
American Indian/Alaska Native:	0.3	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.5	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.8	0.0	0.0	0.0
Asian/Pacific Islander:	0.5	0.0	0.0	0.0

ETHNICITY:

Hispanic	42.3	33.3	15.1	52.1
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HOUSEHOLD SIZE:

1 Person:	60.6	14.3	36.2	36.2
2 Persons:	17.7	23.8	28.9	16.0
3 Persons:	8.7	19.0	15.8	28.7
4 Persons:	9.8	4.8	10.5	13.8
5 Persons:	2.4	28.6	7.9	4.3
6 Persons:	0.5	4.8	0.0	1.1
7 Persons:	0.0	4.8	0.7	0.0
8 or more Persons:	0.3	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	37.6	19.0	24.3	38.3
Elderly:	28.3	4.8	22.4	1.1
Related/Single Parent:	23.5	38.1	23.7	33.0
Related/Two Parent:	7.1	23.8	22.4	17.0
Other:	3.4	14.3	7.2	10.6

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	45.8	0.0 [#]
HOME TBRA:	0.5	
Other:	9.3	
No Assistance:	44.4	

of Section 504 Compliant Units / Completed Units Since 2001 65

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Waterbury

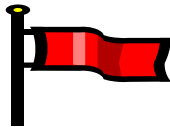
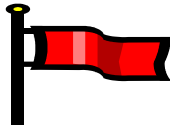
State: CT

Group Rank: 26
(Percentile)

State Rank: 5 / 6 PJs

Overall Rank: 23
(Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	82.09	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	53.85	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	80.41	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	85.02	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	4.72	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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